

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Social Welfare and Community Buildings – Community centres and halls 176SC – Joint-user complex at Bailey Street, To Kwa Wan Reclamation

Members are invited to recommend to Finance Committee the upgrading of **176SC** to Category A at an estimated cost of \$476.4 million in money-of-the-day prices for the development of a joint-user complex at Bailey Street, To Kwa Wan Reclamation.

PROBLEM

In order to meet the service demand, we need to develop a joint-user complex in Kowloon City to accommodate new, expanded and merged Government services which include a community hall, a maternal and child health centre, a families clinic, a dental clinic and office accommodation for government departments.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Home Affairs, the Secretary for Food and Health and the Secretary for the Civil Service, proposes to upgrade **176SC** to Category A at an estimated cost of \$476.4 million in money-of-the-day (MOD) prices for the development of a joint-user complex at Bailey Street, To Kwa Wan Reclamation.

/PROJECT.....

PROJECT SCOPE AND NATURE

3. The scope of **176SC** comprises the construction of a ten-storey government joint-user complex at Bailey Street, To Kwa Wan Reclamation with a site area of 2 200 square metres (m²) to accommodate the following facilities –

(a) Home Affairs Department (HAD)**(i) Community Hall (CH)**

A CH comprising a multi-purpose hall with a seating capacity of 450, a stage, a stage store room, a stage meeting room, male and female dressing rooms, three multi-purpose rooms, a conference room and ancillary facilities including a management office, a store room for office, a baby care room, toilets, etc; and

(ii) Kowloon City District Office (KCDO)
Office accommodation for KCDO; and**(b) Department of Health (DH)****(i) Hung Hom Maternal and Child Health Centre (HHMCHC)**

A maternal and child health centre (MCHC) comprising three consultation rooms, two family planning interview rooms, a community paediatrician room, a parent resource corner-cum-child play area, a counselling room, a cervical screening room, a treatment room, a babies bathing and weighing room, a breast feeding room, a health education room, a vision test room, a hearing test room and ancillary facilities including a registration office, 11 nurse interview rooms, three physical examination rooms, a records storage office, a waiting area, etc;

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- (ii) Kowloon Families Clinic (KFC)
A families clinic comprising ten consultation rooms, a dietitian office, two treatment rooms, two interview rooms, a central dispensary for the DH medical facilities in the proposed joint-user complex, and ancillary facilities including a registration office, a records storage office and a waiting area; and
- (iii) Government Dental Clinic (GDC)
A dental clinic comprising 14 dental surgeries, two X-ray rooms, two dark rooms, a central sterilization room, a recovery room, a plaster room, and ancillary facilities including a registration-cum-records office, a waiting area, a supplies store and a multi-purpose room, etc.

————— A site plan is at Enclosure 1 and an artist's impression of the proposed joint-user
————— complex is at Enclosure 2. We plan to start the construction works in July 2010
for completion in February 2013.

JUSTIFICATION

CH

4. Kowloon City district does not have any government-run community centre/CHs. The proposed CH will serve a population of around 356 600 comprising residents in Kowloon Tong, Kowloon City, To Kwa Wan, Ho Man Tin and Hung Hom. There is a pressing need for the construction of a CH in the district. The proposed CH will provide the much-needed facilities and venue for organising various community activities. We expect that about 291 Mutual Aid Committees established by residents of public housing estates and private residential buildings together with 952 Owners' Committees/Corporations of private residential buildings as well as 138 local organisations and 57 non-governmental organisations in the district can make use of the proposed CH. Apart from providing a venue for community building activities, the proposed CH will also serve as a temporary/cold/heat shelter when the need arises. At present, we rely on the goodwill of Tokwawan Kaifong Welfare Association for setting up a temporary/cold/heat shelter to meet the need of the community.

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KCDO

5. Currently, the KCDO Main Office and the four sub-offices are scattered in different locations. We propose to merge these offices and co-locate them with other related facilities, including the CH. The proposed merging will help enhance operational efficiency and facilitate the provision of better services to the public. It will also help achieve savings in operation costs.

HHMCHC

6. The proposal will re-provision and expand the existing MCHC located in Hung Hom Clinic. The existing MCHC provides a comprehensive range of health promotion and disease prevention services for babies and young children under the age of six. Antenatal and postnatal services, family planning services and cervical cancer screenings for women are also provided. It is the only MCHC in Kowloon City District. The limited space of the existing clinic with only two consultation rooms can no longer cope with the current demand for increasingly diversified services which include, among others, services under the Integrated Child Health and Development Programme and Comprehensive Child Development Service programme. Besides, the existing clinic set-up (located on two separate floors with no lift facilities) is not convenient for the public, in particular for pregnant women. Due to the limited space and other physical constraints of the existing clinic building which was built in 1959, re-provisioning of the clinic to the proposed complex at Bailey Street will facilitate service expansion and improvement to the clinic environment.

KFC

7. The proposal is to re-provision the KFC, which is currently located in the Yau Ma Tei Jockey Club Polyclinic, for civil service eligible persons. Additional space is required for planned service improvement, including provision of dietitian services, implementation of more preventive healthcare programmes, and installation of new electronic hardware which will enable the clinic to network with other healthcare provider partners. Due to space limitation in the existing premises, re-provisioning of the clinic to the proposed complex at Bailey Street is necessary to provide the required accommodation for service expansion and improvement.

/GDC

GDC

8. The proposal aims to re-provision, merge and expand the services currently provided in three existing dental clinics, namely the Argyle Street Government Dental Clinic, Lee Kee Government Dental Clinic located in Kowloon City, and the Li Po Chun Dental Clinic located in Tai Kok Tsui. The existing clinics are small and housed in old buildings. We propose to merge them for better management and efficiency. We also propose to provide two additional dental surgeries in the new combined clinic to better meet the demand for dental service. The proposed re-provisioning of the clinics to the proposed complex would also provide sufficient space for record-keeping, storage and ancillary facilities such as barrier-free facilities for the disabled.

FINANCIAL IMPLICATIONS

9. We estimate the capital cost of the project to be \$476.4 million in MOD prices (please see paragraph 10 below), broken down as follows –

	\$ million	
(a) Site works	7.1	
(b) Piling	79.1	
(c) Building	196.0	
(d) Building services	92.8	
(e) Drainage	1.6	
(f) External works	2.3	
(g) Additional cost of energy conservation measures	20.6	
(h) Furniture and equipment ¹	8.6	
(i) Contingencies	40.0	
Sub-total	448.1	(in September 2009 prices)
		/\$ million.....

¹ The estimated cost of furniture and equipment is based on an indicative list of items required.

	\$ million
(j) Provision for price adjustment	28.3
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Total	476.4 (in MOD prices)
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The construction floor area (CFA) of **176SC** is 14 617 m². The estimated construction unit cost, represented by the building and building services cost, is \$19,758 per m² of CFA in September 2009 prices. We consider the estimated project cost reasonable as compared with similar projects undertaken by the Government.

10. Subject to approval, we will phase the expenditure as follows –

Year	\$ million (Sept 2009)	Price adjustment factor	\$ million (MOD)
2010 – 11	30.0	1.02000	30.6
2011 – 12	130.0	1.04040	135.3
2012 – 13	170.0	1.06121	180.4
2013 – 14	60.0	1.08243	64.9
2014 – 15	40.0	1.11220	44.5
2015 – 16	18.1	1.14557	20.7
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	448.1		476.4
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11. We have derived the MOD estimates on the basis of the Government's latest forecast of trend rate of change in the prices of public sector building and construction output for the period from 2010 to 2016. We will award the contract on a lump-sum basis because we can clearly define the scope of the works in advance. The contract will provide for price adjustments.

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12. We estimate the annual recurrent expenditure arising from this project to be about \$20.6 million. This project would increase the administration cost of the relevant departments/bureaux but it is not feasible to assess the impact on the fees and charges. The cost increase would be taken into account in fee review exercise for the relevant services.

PUBLIC CONSULTATION

13. We consulted the Leisure and District Facilities Management Committee of the Kowloon City District Council (DC) on the scope and the preliminary design of the Project on 15 January 2009 and 2 April 2009 respectively. Members supported the Project and urged for its early implementation.

14. Further public consultation was conducted in November 2009 with the community in the vicinity of the project site, covering DC members of the relevant constituencies, Area Committees, Incorporated Owners, Mutual Aid Committees, the adjacent secondary schools, commercial buildings and shops. The feedback drawn from the consultation was positive.

15. We circulated an information paper to the Legislative Council Panel on Home Affairs, the Panel on Health Services and the Panel on Public Service in December 2009. Members did not raise any objection to the submission of the funding proposal to the Public Works Subcommittee.

ENVIRONMENTAL IMPLICATIONS

16. The proposed join-user complex is not a designated project under the Environmental Impact Assessment (EIA) Ordinance (Cap. 499). It has very little potential for giving rise to adverse environmental impacts. We would implement the standard pollution control measures during construction, as promulgated by the Director of Environmental Protection. For example, we will control noise, dust and site run-off nuisances to within established standards and guidelines through the implementation of mitigation measures in the contract. These include the use of silencers, mufflers, acoustic lining or shields and the building of barrier wall for noisy construction activities, frequent cleaning and watering of the site, and the provision of wheel-washing facilities.

17. We have considered measures in the planning and design stages to reduce the generation of construction waste where possible (e.g. using metal site hoardings and signboards so that these materials can be recycled or reused in other projects). In addition, we will require the contractor to reuse inert construction waste on site (e.g. use of excavated materials for filling within the site) or in other suitable construction sites as far as possible, in order to minimise the disposal of inert construction waste at public fill reception facilities². We will encourage the contractor to maximise the use of recycled or recyclable inert construction waste, as well as the use of non-timber formwork to further reduce the generation of construction waste.

18. We will also require the contractor to submit for approval a plan setting out the waste management measures, which will include appropriate mitigation means to avoid, reduce, reuse and recycle inert construction waste. We will ensure that the day-to-day operations on site comply with the approved plan. We will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. We will control the disposal of inert construction waste and non-inert construction waste at public fill reception facilities and landfills respectively through a trip-ticket system.

19. We estimate that the project will generate in total about 18 210 tonnes of construction waste. Of these, we will reuse about 3 010 tonnes (16.5%) of inert construction waste on site and deliver 13 330 tonnes (73.2%) of inert construction waste at public fill reception facilities for subsequent reuse. We will dispose of the remaining 1 870 tonnes (10.3%) of non-inert construction waste at landfills. The total cost for accommodating construction waste at public fill reception facilities and landfill sites is estimated to be around \$0.6 million for this project (based on a unit cost of \$27 per tonne for disposal at public fill reception facilities and \$125 per tonne³ at landfills).

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² Public fill reception facilities are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation. Disposal of inert construction waste in public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

³ This estimate has taken into account the cost for developing, operating and restoring the landfills after they are filled and the aftercare required. It does not include the land opportunity cost for existing landfill sites (which is estimated at \$90 per m³), nor the cost to provide new landfills (which is likely to be more expensive), when the existing ones are filled.

ENERGY CONSERVATION MEASURES

20. This project has adopted various forms of energy efficient features, including –

- (a) water cooled chillers (fresh water cooling towers);
- (b) automatic demand control of chilled water circulation system;
- (c) automatic demand control of air supply in air-conditioning system;
- (d) demand control of fresh air supply with carbon dioxide sensors;
- (e) automatic demand control for ventilation fans in car park;
- (f) heat pipes for heat energy reclaim of exhaust air;
- (g) T5 energy efficient fluorescent tubes with electronic ballast and lighting control by occupancy and daylight sensors;
- (h) light-emitting diode (LED) type exit signs;
- (i) heat pump for domestic hot water;
- (j) service-on-demand control for escalator;
- (k) automatic on/off switching of lighting and ventilation fan inside the lifts; and
- (l) building energy management system.

21. For renewable energy technologies, we will install solar hot water system for environmental benefits.

22. For green features, we will provide green roof at roofs and terraces, and vertical greening on external walls of the building for environmental and amenity benefits.

23. For recycled features, we will provide a rainwater and condensate recycling system for irrigation and flushing respectively with a view to conserving water.

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24. The total estimated additional cost for adoption of the energy conservation measures is around \$20.6 million (including \$3.7 million for energy efficient features), which has been included in the cost estimate of this project. The energy efficient features will achieve 10.7% energy savings in the annual energy consumption with a payback period of about 6.8 years.

HERITAGE IMPLICATIONS

25. This project will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites/buildings, sites of archaeological interests and Government historic sites identified by the Antiquities and Monuments Office.

LAND ACQUISITION

26. The project does not require any land acquisition.

BACKGROUND INFORMATION

27. We upgraded **176SC** to Category B in November 2005. We engaged contractors to carry out topographical and tree survey in April 2006 and ground investigation in October 2008. We charged the total cost of about \$1.3 million to block allocation **Subhead 3100GX** "Project feasibility studies, minor investigations and consultants' fees for items in Category D of the Public Works Programme". The contractors have completed the topographical and tree survey and ground investigation. We have completed the detailed design of the project and are preparing the tender documents with in-house staff resources.

28. The proposed construction works will involve felling of four trees. All trees to be felled are not important tree⁴. We will incorporate planting proposals as part of the project, including about 12 trees, 1 500 shrubs and 3 000 m² of grassland.


29. We estimate that the proposed works will create about 288 jobs (270 for labourers and another 18 for professional/technical staff) providing a total employment of 7 000 man-months.

Home Affairs Bureau
January 2010

4 “Important trees” refers to trees in the Register of Old and Valuable Trees, or any other trees that meet one or more of the following criteria –

- (a) trees of 100 years old or above;
- (b) trees of cultural, historical or memorable significance e.g. Fung Shui trees, trees as landmark of monastery or heritage monument, and trees in memory of important persons or event;
- (c) trees of precious or rare species;
- (d) trees of outstanding form (taking account of overall tree sizes, shape and any special features) e.g. trees with curtain like aerial roots, trees growing in unusual habitat; or
- (e) trees with trunk diameter equal or exceeding 1.0 metre (measured at 1.3 metre above ground level), or with height/canopy spread equal or exceeding 25 metres.




176SC 土瓜灣填海區底利街聯用綜合大樓 JOINT-USER COMPLEX AT BAILEY STREET, TO KWA WAN RECLAMATION	drawn by W.Y.WONG	date NOV.,2009	drawing no. AB/2942/SK200	scale 1:500
	approved C.S.LO	date NOV.,2009	 ARCHITECTURAL SERVICES DEPARTMENT	
	office ARCHITECTURAL BRANCH			



從西北面望向大樓的構思圖

VIEW OF THE PROPOSED BUILDING FROM NORTH-WESTERN DIRECTION
(ARTIST'S IMPRESSION)

176SC 土瓜灣填海區庇利街聯用綜合大樓 JOINT-USER COMPLEX AT BAILEY STREET, TO KWA WAN RECLAMATION	drawn by W.Y.WONG	date NOV.,2009	drawing no. AB/2942/SK101	scale NTS
	approved C.S.LO	date NOV.,2009	 ARCHITECTURAL SERVICES DEPARTMENT	
	office ARCHITECTURAL BRANCH			